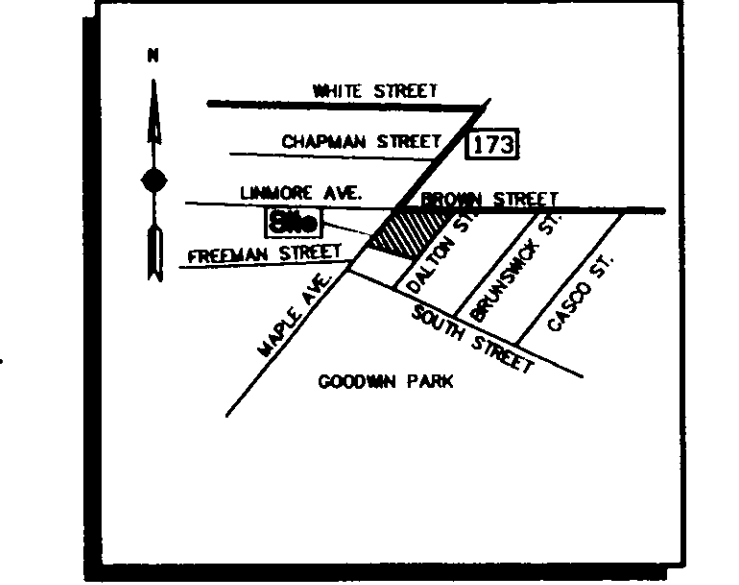




Transportation
Land Development
Environmental Services

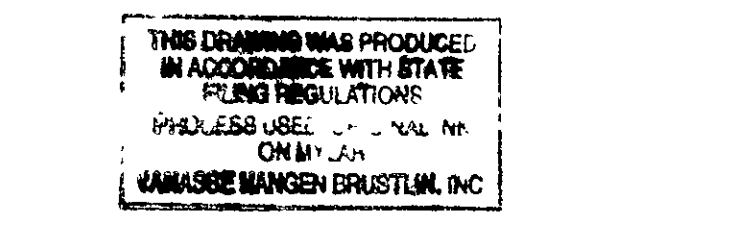
54 Tuttle Place
Middletown, Connecticut 06457
860 632 1500 • FAX 860 632 7879



LOCUS MAP

ZONE CHART		
ZONE B-3		
DIMENSIONAL REGULATIONS	REQUIRED	
MINIMUM LOT AREA	6,000 SF	
MINIMUM LOT FRONTALITY	50 FT.	
MINIMUM FRONT YARD DEPTH	Varies	
MINIMUM SIDE YARD DEPTH	8 FT.	
MINIMUM REAR YARD DEPTH	20 FT.	
MAXIMUM HEIGHT	48 Feet	

*SEE ZONING REGULATIONS FOR ADDITIONAL RESTRICTIONS



NO.	NOTES	DATE
2	NOTES	11/1/00
1	NOTES	8/02/00

Designed by: _____ Drawn by: _____ Checked by: _____
CAD checked by: _____ Approved by: _____
Scale: 1"=20' Date: June 14, 2000
Project Title: _____

Konover Development Corporation
Maple Ave. and Brown St.
Hartford, Connecticut

ALTA/ACSM LAND TITLE SURVEY

Existing Conditions Plan

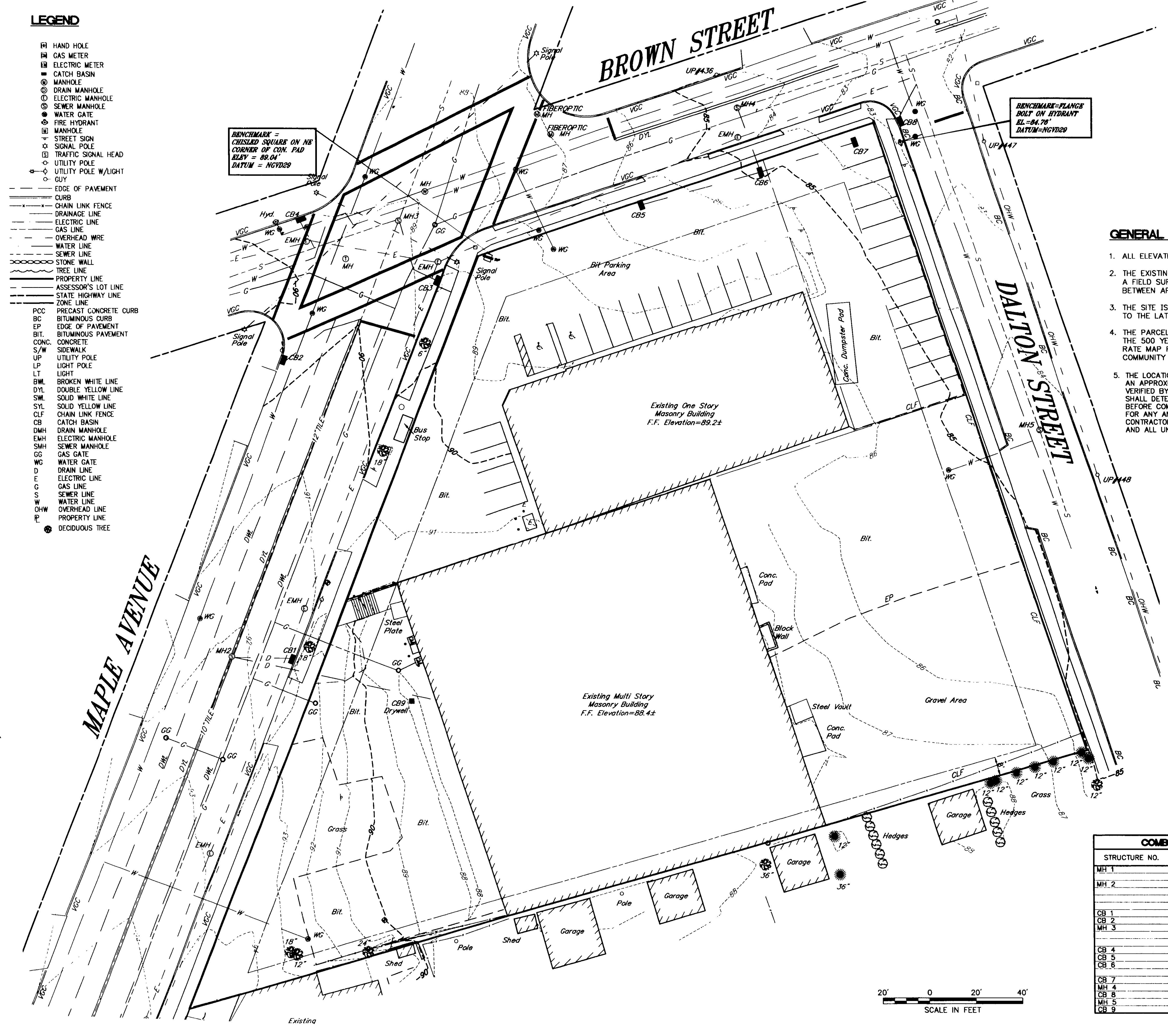
Drawing Number
Sv-2
Sheet of 2
Project Number
40330

40330000

#2484-2

LEGEND

- RI HAND HOLE
- EM GAS METER
- EM ELECTRIC METER
- CB CATCH BASIN
- EM MANHOLE
- EM DRAIN MANHOLE
- EM ELECTRIC MANHOLE
- EM SEWER MANHOLE
- WC WATER GATE
- EM FIRE HYDRANT
- EM MANHOLE
- ST STREET SIGN
- SP SIGNAL POLE
- ST TRAFFIC SIGNAL HEAD
- UP UTILITY POLE
- UP UTILITY POLE W/LIGHT
- UP GUY
- EDGE OF PAVEMENT
- CURB
- CHAIN LINK FENCE
- DRAINAGE LINE
- ELECTRIC LINE
- GAS LINE
- OVERHEAD WIRE
- WATER LINE
- SEWER LINE
- STONE WALL
- TREE LINE
- PROPERTY LINE
- ASSESSOR'S LOT LINE
- STATE HIGHWAY LINE
- ZONE LINE
- PCC PRECAST CONCRETE CURB
- BC BITUMINOUS CURB
- BIT. EDGE OF PAVEMENT
- BIT. BITUMINOUS PAVEMENT
- CONC. CONCRETE
- S/W SIDEWALK
- UP UTILITY POLE
- LP LIGHT POLE
- LT LIGHT
- BWL BROKEN WHITE LINE
- DYL DOUBLE YELLOW LINE
- SWL SOLID WHITE LINE
- SYL SOLID YELLOW LINE
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- GC GAS GATE
- WC WATER GATE
- DYL DRAIN LINE
- EL ELECTRIC LINE
- GL GAS LINE
- SL SEWER LINE
- WL WATER LINE
- OL OVERHEAD LINE
- PL PROPERTY LINE
- DT DECIDUOUS TREE



GENERAL NOTES

- ALL ELEVATIONS ARE BASED ON N.G.V.D. VERTICAL DATUM OF 1929.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN WAS LOCATED BY A FIELD SURVEY, CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. BETWEEN APRIL 4, 2000 AND APRIL 27, 2000.
- THE SITE IS WITHIN THE BUSINESS ZONE (B-3) ACCORDING TO THE LATEST CITY OF HARTFORD ZONING MAP.
- THE PARCEL IS WITHIN ZONE-X. AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HARTFORD, CONNECTICUT HARTFORD COUNTY, COMMUNITY PANEL NO. 095080, PANEL #5, MAP REVISED: 1986
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2-5, 8-11 AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS" FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

THE UNDERSIGNED HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE NO. 2041-00230 EFFECTIVE DATE: MARCH 23, 2000 BY THE CHICAGO TITLE INSURANCE COMPANY.

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THIS IS A RESURVEY CONFORMING TO A TOPOGRAPHICAL ACCURACY T-2 STANDARD.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Robert L. Saunders 4/1/00
ROBERT L. SAUNDERS, L.S. #17253 DATE

COMBINED SEWER AND DRAINAGE CHART					
STRUCTURE NO.	RIM ELEV.	INV. OUT ELEV.	INV. IN ELEV.	FROM ST. NO.	PIPE SIZE
MH 1	95.29	88.06	88.06	---	12" TILE
MH 2	92.20	83.10	83.10	MH 1	10" TILE
---	---	---	83.73	CB 1	12" CLAY
---	---	---	84.9	BLDG	12" CLAY
CB 1	91.23	88.13	---	---	---
CB 2	89.51	---	---	---	---
MH 3	89.23	79.26	79.83	MH 2	12" TILE
---	---	---	81.71	CB 3	12" CLAY
---	---	---	78.71	---	15" TILE
CB 4	88.80	---	---	---	---
CB 5	86.34	83.16	---	CB 5	6" PVC
CB 6	84.77	---	80.36	CB 7	6" PVC
---	---	---	80.67	---	---
CB 7	83.23	81.23	---	---	---
MH 4	84.70	75.35	77.35	CB 6	10" PVC
CB 8	82.13	---	---	---	---
MH 5	84.63	76.52	76.69	---	12" CLAY
CB 9	87.63	---	---	---	---

2484

5 the sheets are

7/24/01